045.0	0007	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	795,500 / 795,500
					USE VALUE:	795,500 / 795,500
					ASSESSED:	795,500 / 795,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BATTELL PETER G
Owner 2:	
Owner 3:	
Street 1:	36 FRANKLIN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .06 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2183 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2595.000	397,200		398,300	795,500
Total Card	0.060	397,200		398,300	795,500
Total Parcel	0.060	397,200		398,300	795,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.41 | /Parcel: 364.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 32119

GIS Ref

GIS Ref

Insp Date 11/10/18

!3855!

PREVIOUS ASSESSMENT

Parcel ID 045.0-0007-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	397,200	0	2,595.	398,300	795,500		Year end	12/23/2021
2021	104	FV	378,900	0	2,595.	398,300	777,200		Year End Roll	12/10/2020
2020	104	FV	378,900	0	2,595.	398,300	777,200	777,200	Year End Roll	12/18/2019
2019	104	FV	297,900	0	2,595.	423,200	721,100	721,100	Year End Roll	1/3/2019
2018	104	FV	297,900	0	2,595.	308,700	606,600	606,600	Year End Roll	12/20/2017
2017	104	FV	279,200	0	2,595.	268,800	548,000	548,000	Year End Roll	1/3/2017
2016	104	FV	279,200	0	2,595.	229,000	508,200	508,200	Year End	1/4/2016
2015	104	FV	248,500	0	2,595.	224,000	472,500	472,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:41:52

LAST REV

Date	Time
04/09/19	15:03:44
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3855

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15712-366		8/1/1984		85,000	No	No		A

USER DEFINED

Prior Id # 1:	32119
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/15/2012	252	Redo Bat	27,060					

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
5/31/2012	Info Fm Prmt	MM	Mary M
1/12/2009	Meas/Inspect	189	PATRIOT
4/21/2000	Inspected	276	PATRIOT
3/7/2000	Measured	263	PATRIOT
8/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2595		Sq. Ft.	Site		0	80.	1.92	1									398,281						398,300	

Total AC/HA:	0.05957	Total SF/SM:	2595	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	398,281	Spl Credit		Total:	398,300				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.17031717
Const Adj.:	0.99989998
Adj $ / SQ:	210.636
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	616841
Depreciation:	219595
Depreciated Total:	397246

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
1	7	2	
Totals			
2	11	3	

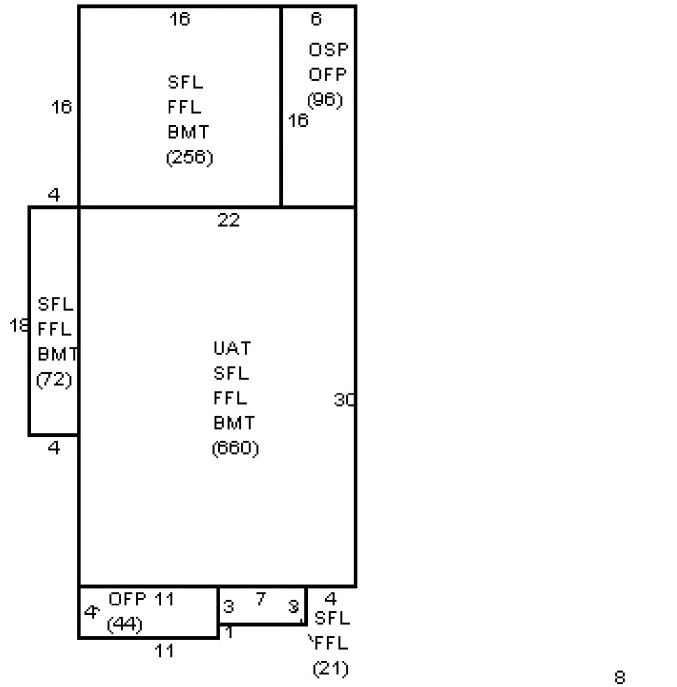
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	210.64
Special Features:	0	Val/Su Net:	116.58
Final Total:	397200	Val/Su SzAd	196.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,009	210.640	212,532
SFL	Second Floor	1,009	210.640	212,532
BMT	Basement	988	63.190	62,433
UAT	Upper Attic	165	147.450	24,328
OFP	Open Porch	140	28.280	3,960
OSP	Screen Porch	96	37.050	3,557

Net Sketched Area:	3,407	Total:	519,342

Size Ad	2018	Gross Area	3902	FinArea	2183

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

045.0-0007-0007.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	